

**XO JONQUET**  
BUILDING SPECIFICATIONS

**XO JAY**

High-End Apartments in Palma de Mallorca.

## GENERAL

Residential units	54
Residential blocks with public and private green areas	3
Villa with private garden, pool and parking	1
Communal staircases	8
Garage parking	117 parking spaces at basements -1/-2
Units with two in-home parking spaces	8
Amenities	Kids Club, Lounge, Gym, Spa, Cinema, Social Area, Solarium, Pool
Premium apartments	Floor 0-2
Penthouses	Floors 2-3
Indoor gross floor amenities	900 m <sup>2</sup> APROX.
Outdoor gross floor amenities	474 m <sup>2</sup> APROX.
Outdoor gross floor public gardens and paths	5.100 m <sup>2</sup> APROX.

## OVERVIEW

### PRODUCT

High-end residential complex at the seafront of Palma. Displaying an instinctive architecture style graciously integrated within the traditional Jonquet neighborhood in Palma's old town.

### LAYOUTS

One, two, and three bedroom apartments organized in different typologies such as, horizontal double façade orientation, duplex, penthouses and three-story across ground floor units with multi-possibility basements and private parkings.

All 4 blocks integrate generous and very bright living areas with fine-quality finishes, large private terraces, gardens, and rooftops.

All building blocks are connected by gardens and pathwalks on the ground floor.

All linked to the communal facilities.

### FAÇADES

The façades portray Mallorcan style. Contemporary facade the architectural elements are integrated gracefully, in-line with the traditional styles and outstanding to the eye.

Traditional local elements such as Mallorca wooden shutters, wooden windows, Arabic roof tiles, wooden slope roofs, earthy covering colours, ceramic lattice and covered terraces.

Contemporary elements such as aluminium, pop-up framed balconies, spatial variability openings, customized lattice.

### GARAGE / PARKING

Connected to facility areas, technical areas, storage rooms and apartments.

Exposed concrete walls, epoxy painting and LED lighting.

## CONSTRUCTIVE TYPOLOGY

Reinforced concrete structure, screen walls, pillars and waffle slabs.

### CHARACTERISTICS

Perimeter screens of reinforced concrete (deep foundation) and reinforced concrete foundation slab with designation for environments with high humidity and / or in contact with seawater.

Multilayer sheet, flexible and adherent (HDPE) waterproofing system.

The structure is solved with concrete pillars on all floors for the vertical structural elements, except in the vertical communications cores that will be through screens. And waffle slabs and solid concrete slabs for the horizontal structural elements.

Features: Two types of interior finishes: LA BRISA & EL MONTE

### CEILING HEIGHTS

Apartments Ceiling Heights 2,60m / Bathrooms 2,40m

Penthouse: exposed wooden beams – variable height 2,60m – 4,00m

Standard Facilities Ceiling Heights 2,70m

### PERMISSIBLE LOADS

Residential zones	2'00 Kn/m <sup>2</sup>
Stairways	3'00 Kn/m <sup>2</sup>
Terraces and balconies	2,50 Kn/m <sup>2</sup>
General roofs	5,00 Kn/m <sup>2</sup>

## FAÇADES

### APPEARANCE

Plastered and painted ETICS system, gris zarzi stone façade plinths.

Fixed lattice with same finish colour as walls, traditional Mallorcan brown wooden shutters, stainless steel framed balconies, stainless steel anthracite lacquer handrail.

SOLAR SHADING: Façade lattice, window shutters and solar control glass.

JOINERY: Wooden joinery with thermal break and wooden window shutters.

ENCLOSING: The building enclosures are achieved with premium wood carpentry systems with thermal break and double-glazing solar control glass in Lift-and-slide windows and tilt and turn windows.

The facade composition includes the SATE system (Exterior Thermal Insulation System) is mainly used for the thermal and acoustic insulation of the facades of a building providing home energy savings.

## COMMUNAL AREAS

### RECEPTION HALL

Reception + lounge hall with 24/7 dedicated staff member available at all hours.

The spaces connected with the gym, the pool, the solarium, and the social and wellness area located at the lower level. Bush-hammered large format antislip porcelanic floor tiles in beige colour.

### OUTDOOR POOL AND SOLARIUM

Large communal swimming pool with integrated Jacuzzi.

Pool surface: 70m<sup>2</sup> APROX.

Solarium: The space comprises as unbathing area, an outdoor lounge with firepits, and a sunken sitting lounge area (3,50x4,50 m) around a bioethanol firepit with direct harbour views.

Bush-hammered large format antislip porcelanic floor tiles 1x1m, beige colour.

Green area.

### HIGH-TECH GYM

State of the art equipment.

Double facade orientation divided in two areas (high-tech workouts and yoga) with a pivoting sliding window door and curtain system for privacy.

High-tech gym equipment by Technogym.

Energy-efficient: controlled LED lighting technology, Aircon system, HiFi music tech.

### XO WELLNESS

Indoor Wellness Lounge. Equipped with private sitting and relaxation areas overlooking an internal covered covered patio, including privacy curtains.

Locker rooms. Handicap bathroom, women and men locker room equipped with 2 showers each.

Massage room: including storage area.

Green Patio: Relaxed outdoor green area connected to the social lounge and to the main lounge area at the upper level.

### XO SPA

Indoor pool.

Lounging and relaxation room besides the pool.

Steam Sauna: Tiled steamed sauna, bench and shower included.

Thermal Nordic Sauna: Custom Hemlock sauna with glass front.

Ice Machine & Cryotherapy room.

Bush-hammered large format anti-slip porcelanic floor tiles, beige colour.

Treatment room.

### XO SOCIAL

High-End Golf Simulator.

Wine Cellar: Equipped with Built in divisible wine fridges.

Social Club: Equipped with kitchen, fridge, sink, hob over kitchen island, and 10 seater dinner table.

Connected to the outdoor patio.

Cinema Venue: Lounge space for 10-12 people featuring an HD projector, high-quality surround sound system and a massive screen. Pop-corn bar included at its entrance.

### **GAME COURT & KIDS CLUB**

Avenue to play, lounge, socialise within the parking, social and wellness level.

Surrounded by a glass facade displaying ambient LED Lighting, high-end sound system, two gaming stations, vending machine, billiard, lounging seaters and automatic blinds. Durable and high resistance epoxy flooring.

### **PARKING**

Basements -1 and -2

Controlled garage parking with 117 parking spots, car wash space besides game-court included.

Pre-installed electric charging stations for every parking space. <sup>\*WHERE APPLICABLE</sup>

### **HIGH-TECH SECURITY SYSTEM & PORTER**

24-hour porter and security service (CCTV) coverage across all communal areas.

## **DOORS**

### **ACCESS DOOR**

Security apartment access door.

### **INTERIOR DOORS**

1 leaf interior door hinged on the vertical axis, flushed in partition outer face. 210x80 cm free passage. Lacquered in matt white - RAL 9010 <sup>\*OR SIMILAR</sup>. Concealed stainless steel embedded in the swing frame, and stainless-steel top. Olivari handles and bath locks.

## **FAÇADE WINDOWS**

### **WOOD JOINERY**

Wood iroko carpentry ROI on façade with thermal break and double-glazing solar control glass in Lift-and-slide windows and tilt and turn windows.

Wooden traditional window shutters same finished as iroko carpentry.

Woods coating in marine varnish matt.

Penthouses with VELUX INTEGRA electric roof windows, blinds and shutters for convenient remote-controller operation <sup>\*OR SIMILAR</sup>

## **BUILDING SYSTEMS**

### **GEOHERMAL SYSTEM**

Geothermal energy is a renewable energy source because heat is continuously produced inside the earth. Ground-source heat pumps, or geothermal heat exchangers require less power to operate, putting less strain on an already overtaxed power grid.

Geothermal systems also need less maintenance and last much longer than their aboveground counterparts. Used for electrical power generation, space heating and cooling, and various direct uses, is chosen as the as the best technology to make the project sustainable for the long haul.

**AIR CONDITIONING AERMEC**

Air conditioning system by ducts. 2-tube fan coils with EC Inverter pressure engine.

**HEATING ALB** \*OR SIMILAR

Underfloor heating across all rooms. Quick set-up, uniform heat distribution, low operating temperature, and saving energy consumption. Temperature control in all rooms.

Consumption costs are distributed according to individual spending.

**BUILDING TECHNOLOGY / HOME AUTOMATION**

Integrated domotic system for domestic automation including lighting, temperature and heating control, and motorized window control through an in-built sensitive surface with five touch zones and click feedback in every room as well as smartphone application.

**VENTILATION S&P** \*OR SIMILAR

Ventilation system, recuperators.

**ILLUMINATION**

Energy-efficient LED lighting.

**SECURITY**

Access control Alarm, CCTV - CCTV system across communal areas, monitored through the residential access gate + Fire detection and warning system.

**ELEVATORS**

TYPE 1 in Block 2: Bi-directional 180° opening for disabled access. Capacity: 8 people,

TYPE 2: Bi-directional 90° opening. Capacity: 6 people. 5/6 stops includes private boardings.

LED lighting + Multi-door opening. + Electric elevator (no machine room).

**INTERIOR FINISHES****PARTITIONS BETWEEN APARTMENTS**

14 cm perforated ceramic brick wall and dry system cladding, with two gymsum boards at side, N-type and water-repellent in humid areas, galvanized steel structure sheet profile, and acoustic and thermal isolation.

**INTERIOR PARTITION WALLS**

Dry system partition, with two gymsum boards at side, N-type and water-repellent in humid areas, galvanized steel structure sheet profile, and acoustic and thermal isolation.

Matt plastic painting finished walls + Drop ceilings

Exposed wooden beams (Penthouses) \*WHERE APPLICABLE

**EXPOSED WOODEN BEAMS AT**

At/On Penthouses

**SPECIAL FEATURES — ART WALL**

Two different art wall styles according to design line chosen.

## BASEBOARDS

Orac - DX163-2300 square painted same colour wall. \*OR SIMILAR

**SWITCHES / SOCKETS** JUNG \*OR SIMILAR

## FLOORING

Impact-proof laminate placed underneath the flooring. Fonolless 8008PP. Floating floor with radiant heat on noise reduction mat. \*OR SIMILAR

### LA BRISA INTERIOR DESIGN LINE

Flooring: Impact-proof laminate placed underneath the flooring. Fonolless 8008PP. Floating floor with radiant heat on noise reduction mat.

Wood flooring Tarkett 11mm -Segno-OAK BLONDE (Herringbone), coating protection in matt-Protecto Hardwax Oil.

Bathroom flooring: Italian large porcelain travertine tiles, beige color- NATIVA Pure Stone - Aurum Vena \*OR SIMILAR

### EL MONTE INTERIOR DESIGN LINE

Flooring: Impact-proof laminate placed underneath the flooring. Fonolless 8008PP. Floating floor with radiant heat on noise reduction mat.

General and bathroom: Italian large porcelain travertine tiles, beige color - NATIVA Pure Stone - Aurum Vena \*OR SIMILAR

## BATHROOMS

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### BATHTUBS

Free-standing bathtub on master bathrooms and private outdoor areas (*\*where applicable*).

### TOILETS

Wall-hung white toilets.

**SHOWERS** GESSI \*OR SIMILAR

Two-way thermostatic shower mixer (master bathrooms only). In-built shelving.

**CUPBOARDS AND STORAGE** \*WHERE APPLICABLE

### FLOORING/SHOWER TILING

Italian large porcelain travertine style, beige color- NATIVA Pure Stone- Aurum Vena \*OR SIMILAR

**BATHROOM FIXTURES** GESSI \*OR SIMILAR

Texturized bathroom fixtures. 2 Lines.

### GLASS ENCLOSURES

Tinted glass shower and toilet screen up to ceiling.

### BASINS (MASTER BATHROOMS)

TYPE 1: Mounted worktop sink with two washbasins. Incorporated storage and shelving.

Finishes wood. 2 colour lines. \*WHERE APPLICABLE

TYPE 2: Two free standing basins.

**GLASS ENCLOSURES**

Tinted glass shower and toilet screen up to ceiling.

**KITCHENS**

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Individual style fully-equipped kitchens. Set up according to apartment layout.

**KITCHEN ISLAND & COUNTER — 2 DIFFERENT FINISHES**

LA BRISA: Travertine rounded kitchen island

EL MONTE: Stainless steel kitchen island

**KITCHEN CABINETS — LAMINATED WOOD FINISH**

LA BRISA: Light oak

EL MONTE: Nogal wood

**APPLIANCES **Miele** OR SIMILAR**

Stove, oven, fridge, freezer, dishwasher, extractor, wine cooler.